Balanced Bookkeeping
& Community Association Management

Income Statement

Five Fountains Condominiums

From 05/01/2025 to 05/31/2025

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
INCOME							
Operating Income							
30-3010 Association Dues	$50,105.00	$50,055.82	$49.18	$250,525.00	$250,279.10	$245.90	$600,669.89
30-3020 Late Charge	180.00	208.75	(28.75)	930.00	1,043.75	(113.75)	2,505.00
30-3025 Gas Income	3,197.40	3,583.33	(385.93)	25,733.69	17,916.65	7,817.04	43,000.00
30-3035 Laundry Income	1,334.67	750.00	584.67	2,987.17	3,750.00	(762.83)	9,000.00
30-3040 Fines	200.00	-	200.00	500.00	-	500.00	-
30-3050 Misc Income	-	416.67	(416.67)	290.00	2,083.35	(1,793.35)	5,000.00
30-3065 NSF Fee	-	-	-	40.00	-	40.00	-
30-3080 A/R Interest	46.97	-	46.97	255.33	-	255.33	-
30-3200 Interest Income	0.51	34.17	(33.66)	2.46	170.85	(168.39)	410.00
TOTAL Operating Income	$55,064.55	$55,048.74	$15.81	$281,263.65	$275,243.70	$6,019.95	$660,584.89
TOTAL INCOME	**$55,064.55**	**$55,048.74**	**$15.81**	**$281,263.65**	**$275,243.70**	**$6,019.95**	**$660,584.89**
EXPENSES AND RESERVE FUNDING							
Administration							
40-4010 Accounting / Office Management	985.50	-	(985.50)	4,927.50	-	(4,927.50)	-
40-4015 Property Management	1,744.70	2,445.50	700.80	6,978.80	12,227.50	5,248.70	29,346.00
40-4020 Taxes	-	-	-	2,057.00	800.00	(1,257.00)	800.00
40-4120 Office Admin	222.86	416.67	193.81	2,056.60	2,083.35	26.75	5,000.00
40-4260 Insurance	213,464.50	250,000.00	36,535.50	213,816.50	250,000.00	36,183.50	250,000.00
40-4270 Legal	221.86	375.00	153.14	1,579.86	1,875.00	295.14	4,500.00
40-4280 Telephone	-	41.67	41.67	-	208.35	208.35	500.00
40-4295 Meter Reading	100.00	200.00	100.00	500.00	1,000.00	500.00	2,400.00
TOTAL Administration	$216,739.42	$253,478.84	$36,739.42	$231,916.26	$268,194.20	$36,277.94	$292,546.00
Maintenance							
50-5350 Landscape Contract	2,604.00	1,666.67	(937.33)	5,208.00	8,333.35	3,125.35	20,000.00
50-5360 Irrigation Repair	1,702.74	500.00	(1,202.74)	1,702.74	2,500.00	797.26	6,000.00
50-5370 Common Area Maint	1,318.40	833.33	(485.07)	8,931.36	4,166.65	(4,764.71)	10,000.00
50-5380 Building Maintenance	3,229.49	4,166.67	937.18	24,846.45	20,833.35	(4,013.10)	50,000.00
50-5390 Fire Alarm Monitoring	-	250.00	250.00	928.08	1,250.00	321.92	3,000.00
50-5420 Plumbing Expense	575.00	1,966.25	1,391.25	4,466.00	9,831.25	5,365.25	23,595.00
50-5430 Janitorial Maintenance	675.00	742.50	67.50	3,421.21	3,712.50	291.29	8,910.00
50-5450 Carpet Cleaning	-	166.67	166.67	-	833.35	833.35	2,000.00
50-5475 Pool Maintenance	2,119.78	666.67	(1,453.11)	3,941.25	3,333.35	(607.90)	8,000.00
50-5490 Snow Removal	-	-	-	3,420.75	5,000.01	1,579.26	10,000.00
50-5540 Street Maintenance	-	1,666.67	1,666.67	45.00	8,333.35	8,288.35	20,000.00
50-5560 Concrete Maintenance	-	250.00	250.00	-	1,250.00	1,250.00	3,000.00
50-5570 Xeriscape Expense	-	416.67	416.67	-	2,083.35	2,083.35	5,000.00
50-5810 Tree\Bushes Insect Cont	1,775.00	416.67	(1,358.33)	1,775.00	2,083.35	308.35	5,000.00
TOTAL Maintenance	$13,999.41	$13,708.77	($290.64)	$58,685.84	$73,543.86	$14,858.02	$174,505.00
Utilities							
60-6390 Electric	718.51	833.33	114.82	4,211.73	4,166.65	(45.08)	10,000.00
60-6400 Water	4,159.78	5,416.67	1,256.89	21,903.67	27,083.35	5,179.68	65,000.00
60-6460 Gas Expense	3,197.62	3,583.33	385.71	25,733.90	17,916.65	(7,817.25)	43,000.00
60-6470 StormWater	8.00	41.67	33.67	40.00	208.35	168.35	500.00
60-6480 Trash	1,493.66	1,460.77	(32.89)	7,508.30	7,303.85	(204.45)	17,529.20
TOTAL Utilities	$9,577.57	$11,335.77	$1,758.20	$59,397.60	$56,678.85	($2,718.75)	$136,029.20
TOTAL DISBURSEMENTS	**$240,316.40**	**$278,523.38**	**$38,206.98**	**$349,999.70**	**$398,416.91**	**$48,417.21**	**$603,080.20**

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	Current Period			Year-to-date			
Description	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**
INCOME							
Other Income							
70-7010 Replacement Interest	$507.20	$-	$507.20	$3,918.28	$-	$3,918.28	$-
TOTAL Other Income	$507.20	$-	$507.20	$3,918.28	$-	$3,918.28	$-
TOTAL INCOME	**$507.20**	**$-**	**$507.20**	**$3,918.28**	**$-**	**$3,918.28**	**$0.00**
NET INCREASE (DECREASE)	($184,744.65)	($223,474.64)	$38,729.99	($64,817.77)	($123,173.21)	$58,355.44	$57,504.69

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Balance Sheet - Detailed

Five Fountains Condominiums

As of: 05/31/2025

Assets			
Operating Assets			
10-1000-00	SSB-Operating Checking-6372	$	28,036.09
10-1020-00	ENT Checking		33,701.15
10-1400-00	SSB-Operating Saving -6378		5,003.40
10-1410-00	ENT Savings		70.00
TOTAL Operating Assets		$	66,810.64
Reserve Assets			
11-1150-00	ENT CD 3.212% 8-19-25	$	75,907.83
11-1175-00	ENT CD 3.41% 6-20-25		92,516.48
11-1510-00	SSB-Reserve-6375		11,891.38
TOTAL Reserve Assets		$	180,315.69
Other Current Assets			
12-1200-00	Accounts Receivable	$	20,578.92
TOTAL Other Current Assets		$	20,578.92
14-1401-00	Estimated Taxes	$	1,320.00
Total Assets		**$**	**269,025.25**
Liabilities & Equity			
Current Liabilities			
20-2030-00	Prepaid Assessments	$	15,433.46
TOTAL Current Liabilities		$	15,433.46
Equity			
29-2960-00	Fund Balance	$	318,409.56
	Net Income Gain / (Loss)	$	(64,817.77)
TOTAL Equity		$	253,591.79
Total Liabilities & Equity		**$**	**269,025.25**